013.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	988,100 / 988,100
					USE VALUE:	988,100 / 988,100
					ASSESSED:	988,100 / 988,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DACAMPO PETER M &
Owner 2:	MCCABE DEBORAH
Owner 3:	
Street 1:	2 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DA CAMPO JOSEPHINE M -
Owner 2:	TRS/DECAMPO FAMILY TRUST -
Street 1:	28 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2533 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4825.000	535,700	600	451,800	988,100
Total Card	0.111	535,700	600	451,800	988,100
Total Parcel	0.111	535,700	600	451,800	988,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.09 /Parcel: 390.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10437

GIS Ref

GIS Ref

Insp Date 03/31/09

!1288!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	535,700	600	4,825.	451,800	988,100		Year end	12/23/2021
2021	104	FV	511,300	600	4,825.	451,800	963,700		Year End Roll	12/10/2020
2020	104	FV	511,400	600	4,825.	451,800	963,800	963,800	Year End Roll	12/18/2019
2019	104	FV	379,400	600	4,825.	480,000	860,000	860,000	Year End Roll	1/3/2019
2018	104	FV	379,400	600	4,825.	350,100	730,100	730,100	Year End Roll	12/20/2017
2017	104	FV	355,700	600	4,825.	305,000	661,300	661,300	Year End Roll	1/3/2017
2016	104	FV	355,700	1200	4,825.	259,800	616,700	616,700	Year End	1/4/2016
2015	104	FV	316,800	1200	4,825.	254,100	572,100	572,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:48:07

LAST REV

Date	Time
07/31/18	08:15:25
mmcmakin	

PAT ACCT. 1288

USER DEFINED

Prior Id # 1:	10437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DA CAMPO JOSEPH	68514-289		12/1/2016	Convenience	99	No	No		Josephine DeCampo d.o.d. 10/3/2015.
DA CAMPO JOSEPH	50554-554		1/3/2008	Family	1	No	No		
	13024-482		7/28/1976			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1639	New Wind	4,950					
9/12/2011	1112	Redo Kit	15,800	C				
3/15/2008	241	Redo Kit	18,840			G9	GR FY09	
2/26/2008	109	Redo Bat	1,400					
5/8/2007	317	Manual	3,000					repairs to front p
4/10/2007	223	New Wind	6,800					
7/26/1993	362	Manual	10,000					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2015	Permit Insp	PC	PHIL C
5/2/2012	Info Fm Prmt	BR	B Rossignol
3/31/2009	Meas/Inspect	189	PATRIOT
9/29/1999	Meas/Inspect	163	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

Total AC/HA:	0.11077	Total SF/SM:	4825	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,801	Spl Credit		Total:	451,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06452823
Const Adj.:	0.98000199
Adj $ / SQ:	187.783
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658162
Depreciation:	122418
Depreciated Total:	535744

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M

Totals		
2	10	4

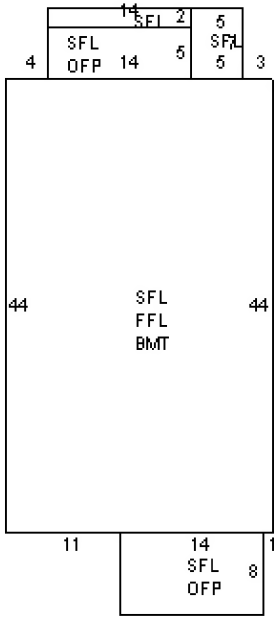
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.78
Special Features:	0	Val/Su Net:	138.82
Final Total:	535700	Val/Su SzAd	211.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,389	187.780	260,831
BMT	Basement	1,144	56.330	64,447
FFL	First Floor	1,144	187.780	214,824
OFP	Open Porch	182	25.050	4,560

Net Sketched Area:	3,859	Total:	544,662
Size Ad	2533	Gross Area	3859	FinArea	2533
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	AV	1955	3.71	T	40.8	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600